

BARTON & ROYLE HOMES

**FINANCIAL STATEMENTS
YEAR ENDED 31ST DECEMBER 2024**

THE BARTON AND ROYLE HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Charity Registered Number

200097

Trustees

Mrs Rosemary Gentry
The Reverend Josephine Spray
Mr Mike Marshall
Mrs Glen de Ville
Mr Andrew Barr
Mrs Gillian Bishop
Mrs Alex Jermyn
Mr Mark Upex

Contact

Mrs S Newman
4, The Furlong
Putnoe
Bedford
Beds
MK41 8EE

Bankers

CAF Bank

Independent Examiner

David Nightingale

THE BARTON AND ROYLE HOMES – TRUSTEES’ REPORT FOR THE YEAR ENDED 31ST DECEMBER 2024

The Trustees present their Annual Report together with the independently examined accounts for the year ended 31st December 2024

Governing Document

The Charity was registered on 26th September 1962 and its governing document is a scheme of the Charity Commissioners dated 27th September 1963, as amended by schemes dated 4th May 1966, 18th February 2003 and 14th November 2024.

Objects

The objective of the Charity is the provision of 26 Almshouses for poor, aged and deserving persons. Properties are refurbished as they become vacant and - with the exception of periods of refurbishment - the Almshouse properties were 100% occupied during the year.

The principal funds of the charity during the year were derived from the weekly maintenance charges paid by the charity’s beneficiaries, income from a rental property and dividends received from the charity’s investment portfolio.

The Trustees meet no less than six times a year to review management accounts and investments, to discuss property management issues and to consider reports from the Warden and Trustee visits. The meetings are not quorate unless 4 Trustees are present, and all decisions must be resolved by a majority decision.

Activities

Following a number of years of significant investment in the site and bungalows, this has been a somewhat quieter year with work mainly focused on general ongoing maintenance. Two properties become vacant during the year and were fully refurbished. One was occupied by a new beneficiary and the other is currently awaiting occupation.

Financial Review

The major expenditure during the year was in relation to refurbishments and improvement of the properties, general maintenance of the properties and the provision of a part time Clerk and Warden. The receipts and payments account for the year showed a surplus of £32,469 (surplus of £3,071 last year). This included making an investment of £16,614 into a Common investment Fund held with M&G Investments. Total net assets excluding the value of the properties amounted to £748,619 (£671,883 in 2023). Trustees receive no remuneration or other benefits in relation to their involvement.

Reserves

The running costs of the charity continue to be impacted by the significant rise in everyday expenses. However, despite this, the charity continues to manage a healthy financial position. Trustees consider that the level of reserves held is appropriate in order to protect the future operations of the charity, having regard to future refurbishment costs.

Policies

The Trustees have appropriate policies in place for Safeguarding, Financial Controls and Investments (including Reserves), Conflict of Interests, Equality and Diversity and Risk Management.

Public Benefit

The Trustees are aware of the Charity Commissions guidance on public benefit and consider that the charitable objects fall well within the public benefit guidelines.

Signed on behalf of the Trustees,

Josephine A Spray

Reverend Josephine Spray
Chairperson

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE BARTON AND ROYLE HOMES

I report on the accounts for the Charity for the year ended 31 December 2024.

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the annual accounts; you do consider that the audit requirement of section 142 of the Charities Act 2011 (the Act) does not apply. As independent examiner it is my responsibility to examine the accounts in accordance with the Directions of section 145 of the Act and the guidance given in "Independent examination of charity accounts: Directions and guidance for examiners (CC32)" and to state whether any particular matters have come to my attention.

Basis of examiner's report

My examination was carried out in accordance with the Guidance, cc32, given by the Charity commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations concerning any such matters.

Independent Examiner's statement

Based on my examination no matter has come to my attention:

- which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with the Charities Act,
 - to prepare accounts which accord with the accounting records and
 - to comply with the accounting requirements of the Act

have not been met, or

- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



David Nightingale

10 Barncroft, Turvey
Bedford, MK43 8DN

24th July 2025

BARTON & ROYLE HOMES
RECEIPTS AND PAYMENTS ACCOUNT
YEAR ENDED 31ST DECEMBER 2024

	<u>2024</u>	<u>2024</u>	<u>2023</u>	<u>2023</u>	<u>2022</u>	<u>2022</u>
	<u>(£)</u>	<u>(£)</u>	<u>(£)</u>	<u>(£)</u>	<u>(£)</u>	<u>(£)</u>
RECEIPTS						
Weekly Maintenance Charge		128973		114,126		106,768
Share Income		2309		2,166		2,668
Sale of shares / investments		0		100,000		-
Investment Income		3790		3,595		3,372
Rental Income		13300		12,190		11,940
Bank Interest		764		939		155
Other Income (including Guest Bungalow)		1040		755		985
Donations		555				-
TOTAL RECEIPTS		<u>150732</u>		<u>233,771</u>		<u>125,888</u>
PAYMENTS						
BPHA Carelink / Mobile Warden	5,633		7,063		7,400	
Repairs and Maintenance	22,424		23,084		117,625	
Salaries and staff costs	33,646		31,177		31,134	
Council Tax	-		66		346	
Electricity	2,272		2,568		2,589	
General Expenses	2,493		1,475		2,896	
Insurance	13,684		15,036		10,661	
Investments	16,614					
Refurbishment - Bungalows	8,595		145,778		36,068	
Lydstep - Maintenance & Management Fees	3,943		2,803		2,694	
Surveyors / Solicitors Fees	6,600				643	
Water Rates	2,359		1,651		2,008	
TOTAL PAYMENTS	<u>118,263</u>		<u>230,701</u>		<u>214,064</u>	
EXCESS OF RECEIPTS OVER PAYMENTS		<u>32,469</u>		<u>3,071</u>		<u>- 88,176</u>
Bank reconciliation						
Balances at beginning of year		63,157		60,086		148,263
Bank balance at Year End		95,626		63,157		60,086
Less un-presented cheques		-		-		-
Balance at Year End		95,626		63,157		60,086
<i>Represented by funds at:</i>						
CAF Bank Current Account		68,993		37,170		34,579
CAF Bank Reserve Account		26,633		25,987		25,508
		95,626		63,157		60,086
Comprising of:						
GENERAL FUND		89,454		56,985		53,914
CAPITAL FUND		6,172		6,172		6,172
		<u>95,626</u>		<u>63,157</u>		<u>60,086</u>

BARTON & ROYLE HOMES

STATEMENT OF ASSETS AND LIABILITIES AS AT 31ST DECEMBER 2024

ASSETS

	2024	2023	2022
	(£)	(£)	(£)
Bank Balances			
CAF Bank Current Account	68993	37,170	34,579
CAF Bank Reserve Account	26633	25,987	25,508
Total Bank Balances	<u>95626</u>	<u>63,157</u>	<u>60,086</u>
Investments	Units /		
	shares		
CCLA Investment Management Ltd - Charities Investment Fund			
Accumulation Units	937 244325	232,498	206,611
Income Units	1471 29849	29,190	26,695
	<u>274174</u>	<u>261,687</u>	<u>233,307</u>
M&G Investments The National Association of Almshouses Common Investment Fund (NAACIF)			
Extraordinary Repair Fund - Income	33745 31325	30,310	29,800
Extraordinary Repair Fund - Accumulation	1074 130084	104,926	196,602
Income Units	11533 10706	10,359	10,185
Recoupment Account	1083 131120	121,385	114,290
Income Account	28247 26222	25,371	24,945
	<u>329458</u>	<u>292,351</u>	<u>375,822</u>
Shares			
Astra Zeneca	110 11,515	11,660	12,340
BP PLC	3,827 15,040	17,840	18,174
GlaxoSmithKline	740 9,964	10,731	10,638
Haleon PLC	926 3,495	2,978	3,031
HBOS / Lloyds Banking Group	425 233	203	193
RioTinto	193 9,115	11,275	11,190
	<u>49,362</u>	<u>54,687</u>	<u>55,566</u>
Total Value of Investments	<u>652,993</u>	<u>608,725</u>	<u>664,695</u>
Total Assets	<u>748,619</u>	<u>671,883</u>	<u>724,781</u>